



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

94-061 - Permitted residential, community facility and commercial uses

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LAST AMENDED

5/27/2015

A. #Residential# and #community facility uses#

#Uses# listed in Use Groups 1, 2, 3 and 4 shall be allowed anywhere within the Special District, except as set forth in Section [94-065](#) (Restriction on ground floor use).

B. #Commercial# #uses#

In Areas A, B, C, D and E, as indicated in Appendix A (Special Sheepshead Bay District Map) of this Chapter, only those #commercial# #uses# listed in Section [94-062](#) (Use Group SB), those #uses# listed in Section [62-211](#) (Water-Dependent (WD) uses) from Use Groups 6, 7, where permitted pursuant to Section [32-02](#) (Special Provisions for Hotels), 9 and 14, and those #uses# permitted pursuant to Section [94-063](#) (Uses permitted by special permit), shall be allowed. In addition, in Area B, a food store, as listed in Section [32-15](#) (Use Group 6), shall also be allowed on a #zoning lot# existing on May 27, 2015, for a period of 10 years from such date. Such food store shall be limited to one such establishment per #zoning lot# and shall be limited to 15,000 square feet of #floor area# utilized for the sale of food and non-food grocery products, and further such establishment shall be limited to an additional 6,500 square feet of #floor area# for #accessory# office and storage space. There shall be no limitation on the amount of #floor area# utilized for eating or drinking places as listed in Use Group SB, pursuant to Section [94-062](#).

In Area F, only #commercial# #uses# listed in Use Group 6 and those listed in Section [62-211](#) from Use Groups 6, 7, where permitted pursuant to Section [32-02](#) (Special Provisions for Hotels), 9 and 14 shall be allowed within the underlying #Commercial Districts#.

In Area G, only #commercial# #uses# listed in Use Groups 6, 7, where permitted pursuant to Section [32-02](#) (Special Provisions for Hotels), 8 and 9 and those listed in Section [62-211](#) from Use Groups 6, 7, 9 and 14 shall be allowed within the underlying #Commercial Districts#.

In Area H, except for #uses# permitted pursuant to Section [94-063](#), #commercial# #uses# shall be limited to those listed in Section [62-211](#) from Use Groups 6, 7, 9 and 14 and the following #uses#:

Antique stores

Art galleries, commercial

Artists' supply stores

Bicycle sales, rental or repair shops

Boat fuel sales, open or enclosed, restricted to location within 10 feet of a dock berth

Boat rentals, open or enclosed

Boat showrooms or sales

Boat storage, repair or painting, including the incidental sale of boats, boat parts or accessories, restricted to boats less than 100 feet in length, provided that such #use# or portion thereof may be conducted outside a #completely enclosed# #building# only if located at a distance greater than 100 feet from a #Residence District# boundary

Book stores

Candy or ice cream stores

Cigar or tobacco stores

Coin-operated ice vending machines, including those machines that are self-contained dealing directly with the ultimate consumer. Such self-contained machines shall be limited to 1,600 pounds capacity solely for the use of such self-contained machines

Docks for pleasure boats less than 100 feet in length

Eating or drinking places, including those which provide outdoor table service or incidental musical entertainment

Fish stores, retail

Fishing tackle or equipment, rental or sales

Florist shops

Gift shops

#Health and fitness establishments#

Hardware stores, limited to marine supplies

#Hotels, transient#, #motels# or #boatels#, where permitted pursuant to Section [32-02](#) (Special Provisions for Hotels)

Jewelry or art metal craft shops

Newsstands, open or enclosed

Non-commercial clubs, without restrictions on activities or facilities

Pet shops

Photographic equipment or supply stores

Picture framing shops

Sailmaking establishments

Sale or rental of sporting goods or equipment, including instructions in skiing, sailing or skin diving

Stamp or coin stores

Studios, art, music, dance or theatrical

Taxidermist shops

C. #Accessory# #uses#